IN RE: PETITION FOR ZONING VARIANCE \* SES Trenton Road, 10000' NE ZONING COMMISSIONER c/l of Old Quarter Road 16207 Trenton Road \* OF BALTIMORE COUNTY 5th Election District 3rd Councilmanic District \* Case No. 89-505-A Edward Sippel, et ux Petitioners

FINDINGS FACT AND CONCLUSIONS OF LAW

\* \* \* \* \* \* \* \* \* \*

The Petitioners merein request a variance from Section 1A01.3.B.3. to permit a 3 foot side lot line setback and a 30 foot rear lot line setback in lieu of the minimum 35 feet, as more particularly described on Petitioner's Exhibit l.

The Petitioner, Edward Sippel, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 16207 Trenton Road, consists of .5 acres +/- zoned R.C.2. It is improved with a single family dwelling.

The Petitioners propose the construction of an addition on the northeast side of their existing dwelling for the purpose of creating more habitable space for their family. The Petitioner, Mr. Sippel, testified that his adjacent neighbor, upon being informed of the proposed addition, had no objection to the improvement. He stated that he has no neighbors immediately adjacent to the proposed addition, indicating that this parcel is wooded lad absent improvements. However, it is apparent that this adjacent property, in particular, the section abutting Trenton Road, could be subdivided in the future for residential development. If this were to

June 27, 1989

Very truly yours,

Robert Haines

// Zoning Commissioner

1. Robert Haires

Dennis F. Rasmussen

Baltimore County

(301) 887-3353

J. Robert Haines

Zoning Commissioner

Zoning Commissioner Office of Planning & Zoning

Towson, Maryland 21204

Mr. and Mrs. Edward Sippel

Upperco, Maryland 21155

Dear Mr. and Mrs. Sippel:

cc: Peoples Counsel

the attached Order.

RE: Petition for Zoning Variance

Enclosed please find the decision rendered in the above captioned

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you

require additional information concerning filing an appeal, please

feel free to contact our Appeals Clerk at 887-3391.

case. The Petition for Zoning Variance has been denied, in accordance with

Case No. 89-505-A

16207 Trenton Road

occur, a dwelling placed within the minimum setback requirements adjacent to Petitioner's proposed addition, would create a residential density that, in the Zoning Commissioner's opinion, is contrary to \* 2 spirit and intent of he Baltimore County Zoning Regulations (B.C.Z.R) and is the exact type of situation that the regulations were created to protect

The Petitioner's site plan indicates that the southwest side of Petitioner's dwelling contains nearly twice the footage area as the side on which they propose the addition. The Petitioner stated no limitations either with the topography of the subject lot or the dwelling itself that would prohibit the construction of the proposed addition on the southwest side of the existing dwelling.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> whether strict compliance wit . requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial

whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

In reviewing the evidence, there is insufficient evidence to allow a

finding that the Petitioner would experience practical difficulty or unreasonable hardship if the requested variance was denied. The testimony presented by the Petitioner was in support of a matter of a preference rather than of the necessity for the variance. The Petitioner has failed to show that placing the addition at the southwest side of the existing dwelling would create a practical difficulty or be unnecessarily burdensome. The property located nearest to the subject addition is not large enough to perm the spirit and intent of the R.C.2 zone from being protected. The land area to the east is too small to accept the two houses permitted on the site and still maintain proper distance between the Petitioner's home and those new units. The distances between units are established from the protection of the health, safety and general welfare of the public. The Petitioner should not receive a variance that will cause a hardship upon the next door neighboring property. A variance should not be granted that would limit the off site property owners' rights. Therefore the requested variance must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore day of \_\_\_\_\_\_\_, 1989 that the request for a zoning variance to permit a 3 foot side lot line setback and a 30 foot rear lot line setback in lieu of the minimum 35 feet, as more particularly described on Petitioner's Exhibit 1, be and is hereby DENIED.

Zoning Commissioner

F for Baltimore County

cc: Peoples Counsel

ZONING DESCRIPTION

Paginning on the East side of Trenton Riad 40 Feet wide, at the distance of 1000 Feet North of Eld Guarter Road. Baing in Liber 4443, Page 132, also known as 16237 Trenton Poad in the 5th Election District.

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section \_\_\_IAO1-3.B.3.\_\_\_To\_permit\_s\_3'\_side\_lot\_ling\_\_\_\_ ------set-back-and-30!--pear-lut-line\_setback\_in\_lisu\_of\_the-----

of the Zoning Regulations 6. Baltimore County, to the Zoning Law of Baltimore County; for the 1. The primary reason for seeking a variance is for more living space. The house in only 768 sq. feet with no attic or basement. We are now a family of three and are planning having more children, therefore need a ramily or three and are planning naving more children, therefore need more space. 2. We could'nt afford to buy a larger house to suit our needs. We plan building the proposed additions primarily by oursleves, therefore cutting the expense tremendously. 3. We cannot expand the front or the back due to the locations of the well and septic and going up defeats the cost factor. Coing to either side saves trees, the area is relatively secluded factor. Going to either side saves trees, the area is relatively secluded

clean and quiet and we'd love to stay.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Paltimore County adopted pursuant to the Zoning Law For Raltimore County Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I we are the legal owner(s) of the property

	which is the subject of this Petition.
ntract Purchaser:	Legal Owner(s):
(Type or Print Name)	(Type or Print Name) EOSharl Start
Signature	Signature
Address	(Type or Print Name)  Signature
City and State	J-8
Attorney for Petitioner:	16207 TRCMICLY P) 237-8741  Address Phone No.
(Type or Print Name)	City and State
Signature	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day , 19.87, that the subject matter of this petition be advertised, as or \_\_\_\_\_, inar the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_ need \_\_\_\_ 19.89, at \_\_\_\_ o'clock

City and State

Attorney's Telephone No.:

THE TITLE CUADARTEE COMPANY ttts 5 8 8 8 mst3 9 7

the second secon

THIS DEED, Made this 1944 day of MOVEMBER, in the year one thousand nine bundred and seventy-six, by and between CMARLES G. MATHER, JR. and ALINDA E. MATHER, his wife, of the first part, Grantors, and ELIZABETH W. GLASCOCK, of the second part, Grantee.

WITHISSITH: That in consideration of the sum of Five Dollars, and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said uraniurs do hereby grant and convey unto the said Grantee, her beirs and assigns, in fee simple, all those parcels of ground situate in the Fifth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

FIRST PARCEL: All that tract of ground containing 93.492 acres. nore or less, which is described in a Dond from Diva M. Armachet, widow, to nore or less, which is described in a Dood from Liva M. Armacost, widew, to the within Grantors, dated February 2, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3953 folio 52. SAVING AND EXCEPTING THEREFROM, HOWEVER, all those lets of ground described in the following conveyances, from the within Granters:

(a) to Charles Walter Mather by Deed dated November 20, 1364 and recorded among said Land Records in Liber 3.2.G. No. 4397 folio 30, containing 2-386 scres, more or less; 71.77 The John G. Melville and wife by Dued dated November 20, 1984 and 5(5) to John G. Melville and Wife by Dued dated November 20, 1984 and 71.77 recorded among said Land Records in Liber R.R.G. No. 4397 folio

(c) to Kentun R. Holden and wife by Deed dated November 23, 1973 (c) to Kentun X. Holden and wile by Deed Cated Rovember 29, 1779 and recorded among said Land Records in Liber E.H.K.Fr. No. 5411 folio 236, containing 96.087 acres, more or less. SUBJECT, HOWEVER, to a right-of-way approximately 15 feet wide as described in a Doed from Cleveland D. Armacost, et al, to Genrae B. Roop and wife dated March 28, 1957 and recorded among said Land Records in Liber G.L.B. No. 3129

SECOND PARCOL: BEGINNING for the same at a flint stone at the end of the north 52 degrees 29 minutes east 440.09 foot line of the parcel containing 95.492 acres, said stone also being the beginning point described in a down from 93.492 acres, said stone also being the beginning point domail and tale a domain of Cleveland E. Armacost and wife to Henry C. Blackwell and wife, dated November 23, Oreverand E. Armadost and wire to heary C. placewell and wire, dured never not to 1952, and recorded among the Lond Records of Baltimore County in Liber G.L.3.
No. 2220 folio 94, etc. running thence binding on said deed reversely as now surveyed, south 45 degrees 10 minutes 30 seconds east 91.50 feet to a pine at the end of the north 45 degrees 45 minutes west 394.6 foot line in a deed from Cleveland E. Armacost and wife to George B. Poop dated January 23, 1957, and recorded among the Land Records of Saltimore County in Liber G.L.D. No. folio 101, etc. thence binding on that deed reversely, south 23 degrees 53 minutes 30 seconds west 31.75 feet to a stone at the end of the south 34 lengees east 6-1/2 perches line in a deed from Jahez B. Cole. Trustee, to Edijah Armacost dated May 22,1072, recorded among the Lind Records of Dalth are County in Liber E.H.A. No. 75 folio 179, etc. thance binding on that deed reversely, north 29 degrees 05 minutes 30 seconds west 197.03 feet to the place of heighning. Containing .032 of an acre of land, more or levs.

SUBJECT, MOWEVER, to the aforesaid 15 feet minht-of-way. 3FING all that secondly described lot of ground which by the aforesaid Deed dated February 2, 1962 and recorded among the Land Pacords of Paltimore County in Liber W.J.R. No. 3953 folio 52, was granted and conveyed by Elva M. Armacost and the conveyed by Elva M. Armacost and the original and conveyed by Elva M. Armacost and the original and conveyed by Elva M. Armacost and the original and the ori ento the within Grantors, in fee simple.

RE: PETITION FOR VARIANCE SE/S of Trenton Rd., 1000' NE C/L Old Quarter kd. (16207 Trenton Rd.), 5th Election Dist.; 3rd Councilmanic Dist.

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

: Case No. 89-505-A EDWARD SIPPEL, et ux, Petitioners

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or

> Phyllis Cole Friedman People's Counsel for Baltimore County

I HEREBY CERTIFY that on this 16th day of May, 1989, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Edward Sippel, 16207 Trenton Rd., Upperco, MD 21155, Petitioners.

Peter Max Zimmerman

The Marie to the State of the S

App. #-91559

The last transfer of the last transfer is a second of the last transfer and transfer a

:::::: ENTRY OF APPEARANCE

Peter Max Zimmerman Deputy People's Counsel Room 304, County Office Building Towson, Maryland 21204 887-2188

89-505-A CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMOL COUNTY

Date of Posting May 24, 1959. Posted for: Issuance

Petitioner: Edward Signel, et sif

Location of property: SE/S of I internered, 1.000 NE C/4 of Old

Control Road, 16201 Trenton Road

Location of Signs: In front of 16207 Trenton Road Posted by S. Grata Date of return: May 26, 1989. Number of Signs: \_\_\_\_\_

## CERTIFICATE OF PUBLICATION

as follows:

Petrition for Zoning Variance
Case further: 89-505-A
SECHA Treaton Board 7,000
ff. NE of of Old Quarter Road
16207 Tremon Road
5th Election Distinct
3rd Councilmanic
Petritioner(s):
Edward Sippel, et ux
Haaning Date: Friday. THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_ successive Variance: to perm. a 3 ft side lot line setback and 30 ft. rear lot line setback in lieu of the minimum 35 ft. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

THE JEFFERSONIAN TOWSON TIMES,

PO12519 uz M 28987 cs 89-505-A price \$195.29

cated at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

The Zonirs; Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, lo-

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towsen, Maryland 21204 494-3353 J. Robert Haines

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance CASE NUMBER: 89-505-A SE/S of Trenton Road, 1,000 ft. NE c/l of Old Guarter Road 16207 Trenton Road 5th Election District - 3rd Councilmanic Petitioner(s): Edward Sippel, et ux HEARING SCHEDULED: FRIDAY, JUNE 9, 1989 at 2:00 p.m.

Variance to permit a 3 ft. side lot line setback and 30 ft. rear lot line setback in lieu of the minimum 35 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County cc: Mr. & Mrs. Sippel

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines
Zoning Commissioner

Date: 5-/25-/89

Mr. & Mrs. Eward Sippel 16207 Trenton Road Upperco, Maryland 21155

Re: Petition for Zoning Variance SE/S of Trenton Road, 1,000 ft. NE c/l of Old Quarter Road 16207 Trenton Road 5th Election Di Lict - 3rd Councilmanic Str Election Di lict - Srd Louncellmanic Petitioner(s): Edward Sippel, et ux HEARING SCHEDULED: FRIDAY, JUNE 9, 1989 at 2:00 p.m.

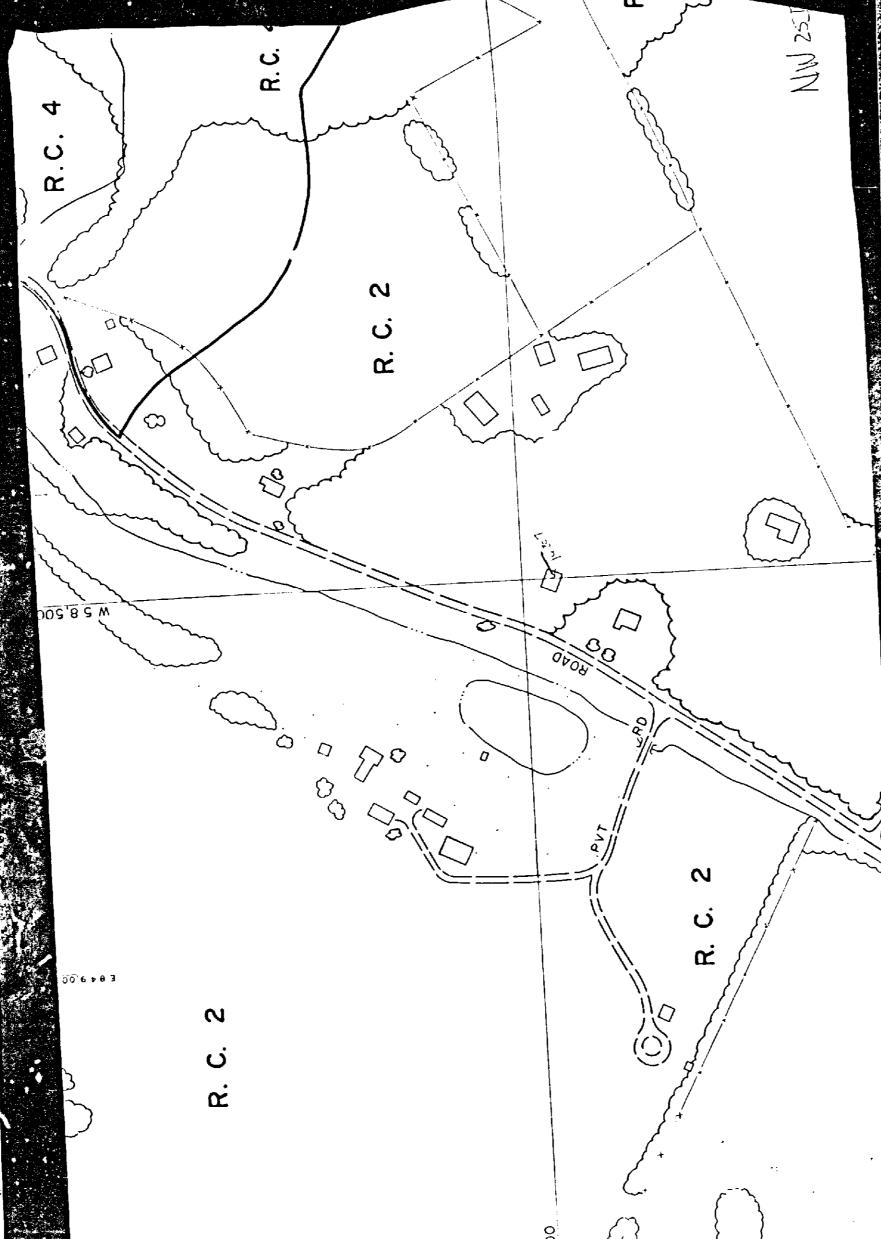
Dear Mr. & Mrs. Sippel:

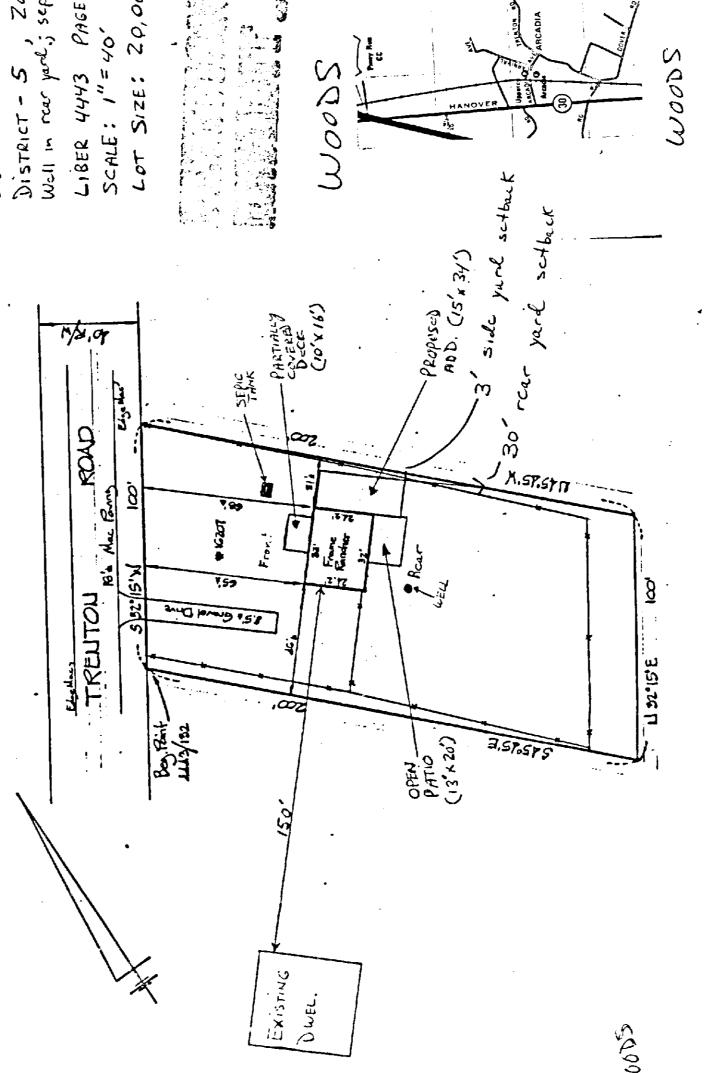
Please be advised that \( \frac{\frac{1}{0.29}}{10.29} \) is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the ign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

## THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring ice, County Office

BALTIMORE COUNTY, MARYLAND post set(s), there OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT each set not AMOUNT\_\$ ///. 29 Posting & Advertising for 5/9/99 Hearing VALIDATION OR SIGNATURE OF CASHIER DISTRIBUTION
WHITE - CASHER PINK - AGENCY YELLOW - CUSTOMER





89-505-A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this 19th day of April , 1989. Petitioner Edward Sippel, et ux Received by: Chairman, Zoning Plans Petitioner's Advisory Committee Attorney

MAP 19- P 35 P/0 P 8 1323/292 4204/327 18-29 A 7 P.163 MORFOOT SMITH 3803/545 4900/681 17.75 A. 8-31A-P 129 REISETTER. 4359/364 IOHN WM. ARMACOST 5490/91 RICHARD W. SMOOLES L'ABBOTT | 4.06A M AHHA /P.259 / MM. D. MCKINLEY 1120/322 4301/230 14-09A 8.69 A ELIZABETH /W/ 461/474 GLASCOCK P-173 20.00A. HERMAN R NUSEAUM LEPDEN FARM INC. 48.94 A 51.63 A r paul's lutheran 195 P. 197 RALPH 64-55A. 4717/139 10:83 A P. 167 LARRY & LEHMER RALPH B. WALTER 5290/207 20 06 A

52-29A

RANDOLPH WILLIAMS 4548/375 BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 31, 1989

Mr. & Mrs. Edward Sippel 16207 "renton Road

COUNTY OFFICE BLDG.

Engineering

Department of Traffic Engineering

Fire Prevention

Health Department

Project Planning

Building Department

Zoning Administration

Board of Education

Industrial

State Roads Commission

Upperco, MD 21155 RE: Item No. 419, Case No. 89-505-A Petitioner: Edward Sippel, et ux Petition for Zoning Variance

Dear Mr. Sippel:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Enclosures

Zoning Plans Advisory Committee

APR 23 1989

ZONING OFFICE

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines Zoning Commissioner

FROM: Pat Keller, Deputy Director Office of Planning and Zoning SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-505-A

ZONING OFFICE

Item No. 419

The Petitioners request variances to permit side yard and rear yard

Baltimore County Department of Lublic Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

April 25, 1989

Dear Mr. Haines

Towson, MD 21204

Mr. J. Robert Haines

Zoning Commissioner

County Office Building

The Bureau of Traffic Engineering has no comments for items number 358, 388, 415, 418, 419, 420, 421, 422, and 423.

Very truly yours,

Michael S. Flanigan Traffic Engineer Assoc. II

MSF/lab

क्रिक्स विद्याता सम्बद्धाः

DATE: May 31, 1989

Edward Sippel, et ux

setbacks of 3 feet and 30 feet in lieu of the required 35 feet. In reference to this request, staff offers the following comment:

This office does not oppose this petition but suggests the petitioner to consider putting the addition on the other side of the building if there are no environmental constraints.

A:6989.txt Pg.7

5-15-59 Zoning Commissioner Office of Planning and Zoning County Office Building Zoning Item # 419, Zoning Advisory Countil Mittie of 1611/189

Property Owner: Edward Deppel letter

Location: SE/S Tunton Rd.

District: 5 V. District: 5'
Sewage Disposal: Pulate ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval. ( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Eureeu of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins. ( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. ( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroller goneration which has a total cooking surface area of five (5) square feet or more. ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for ( ) Prior to any new construction or substantial alteration of public swimning pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315. ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health. ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment. ( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestces, 887-3775. ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandomment, owner must contact the Division of Waste Management at 887-3745. ( ) Soil percolation tests, have been \_\_\_\_\_, must be \_\_\_\_\_, conducted. ( ) The results are valid until
 ( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required. ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Bultimore County Standards must be drilled. ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ( ) shall be valid until ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications. ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762. ( b) Others septic Deptim must be linewater prior to-

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500 Paul H. Reincke J. Robert Haines, Zoning Commissioner Office of Planning & Zoning Baltimore County Office Building Towson, Maryland 21204 Re: Property Owner: Edward Sippel, et ux Location: SE/S of Trenton Road, 1000' NE centerline of Old Quarter Road Zoning Agenda: 4/18/89 Item No.: 419 Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. ( ) 2. A second means of vehicle access is required for the site. ( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department. ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1988 edition prior to occupancy. ( ) 6. Site plans are approved, as drawn. ( ) 7. The Fire Prevention Bureau has no comments at this time. REVIEWER (a) 1 1-11 Kily 4-14-59

Planning Group

Special Inspection Division

NOTED & APPROVED: (a) 1 Lini Divide Fire Prevention Bureau

Fire Prevention Bureau

